



CITY OF SAINT PAUL
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Date: April 20, 2011

To: Neighborhood Planning Committee

From: Martin Schieckel, PED Project Manager

Subject: Modification of Redevelopment Plan for Riverfront Redevelopment Project Area

Background

The Housing and Redevelopment Authority (HRA) of the City of Saint Paul is seeking a modification of the Riverfront Redevelopment Project Area boundaries in order to provide Tax Increment Financing (TIF) for a proposed expansion of Cossetta's, located at 211 West Seventh Street. In order to provide TIF for the project, the City/HRA must first establish a new TIF district. In order to establish a new TIF district, under State law, a Redevelopment Plan must first be approved. There is an existing Redevelopment Plan for the Riverfront Redevelopment Project Area (RDPA), whose northern boundary is across the street from the Cossetta property. The request is to expand the existing RDPA to include the Cossetta block so that the project will qualify for TIF. See Attachment A for a map of the existing RDPA, along with the requested expansion (the block bounded by West 7th Street, Chestnut Street, Smith Avenue, and Kellogg Boulevard, highlighted in yellow).

Cossetta's operates a successful Italian market and restaurant at the northeast corner of Chestnut and West Seventh streets. The parcels are zoned B-5. The market opened in a different, nearby location in 1978, and the restaurant was added in 1984 when the two operations moved to their current location. Cossetta's is seeking approval of \$2,000,000 in Jobs Bill TIF funding from the HRA for a dramatic expansion of the market and restaurant (see Attachment B for project images):

- A new multi-level structure will be built west of their existing restaurant on West 7th. The new building will be built on part of the existing parking lot at the corner of West 7th and Chestnut, and is designed to connect to, and blend in with, their existing building. They would build new parking on property they own at 212 Smith Street (north of the existing building).
- This project will double the size of the existing Cossetta building.

- The size of the Market will increase from 1,200 square feet to approximately 3,200 square feet. This expansion will allow for the introduction of many new products, including specialized breads and pastries, an espresso bar, and a wine shop.
- Restaurant capacity will more than double, from 200 seats to approximately 450 seats.

Plan Consistency

Minnesota Statutes, Sections 469.001 to 469.047 requires comment from the Planning Commission prior to the City Council and HRA approving modifications to the Redevelopment Plan. The Planning Commission needs to find that the Redevelopment Plan is consistent with the Comprehensive Plan.

The Redevelopment Plan for the Riverfront Redevelopment Project Area is consistent with the following chapters of the Comprehensive Plan:

Land Use Plan (2010)

Strategies

- 1.28 Promote conditions that support those who live and work along Mixed Use Corridors, including frequent transit service, vibrant business districts, and a range of housing choices.
- 1.46 Encourage the expansion of compact commercial areas in Neighborhood Centers and Mixed Use Corridors to further the objectives of both categories of neighborhoods.

District 9 Plan (2010)

Strategies

16. Support “nodes” of retail businesses at the intersections of W. 7th and Kellogg, Smith, St. Clair, Jefferson, Randolph and Montreal/Lexington, rather than a continuous strip of retail throughout the length of W. 7th.
49. Concentrate commercial activity at key nodes along W. 7th to improve viability of businesses. These include the intersections of W. 7th with Kellogg, Grand, St. Clair, Jefferson, Randolph, Otto and Montreal.
66. Promote new development that will fully utilize existing transit services, and encourage continued and improved transit facilities.

Seven Corners Gateway Plan (2001/2005)

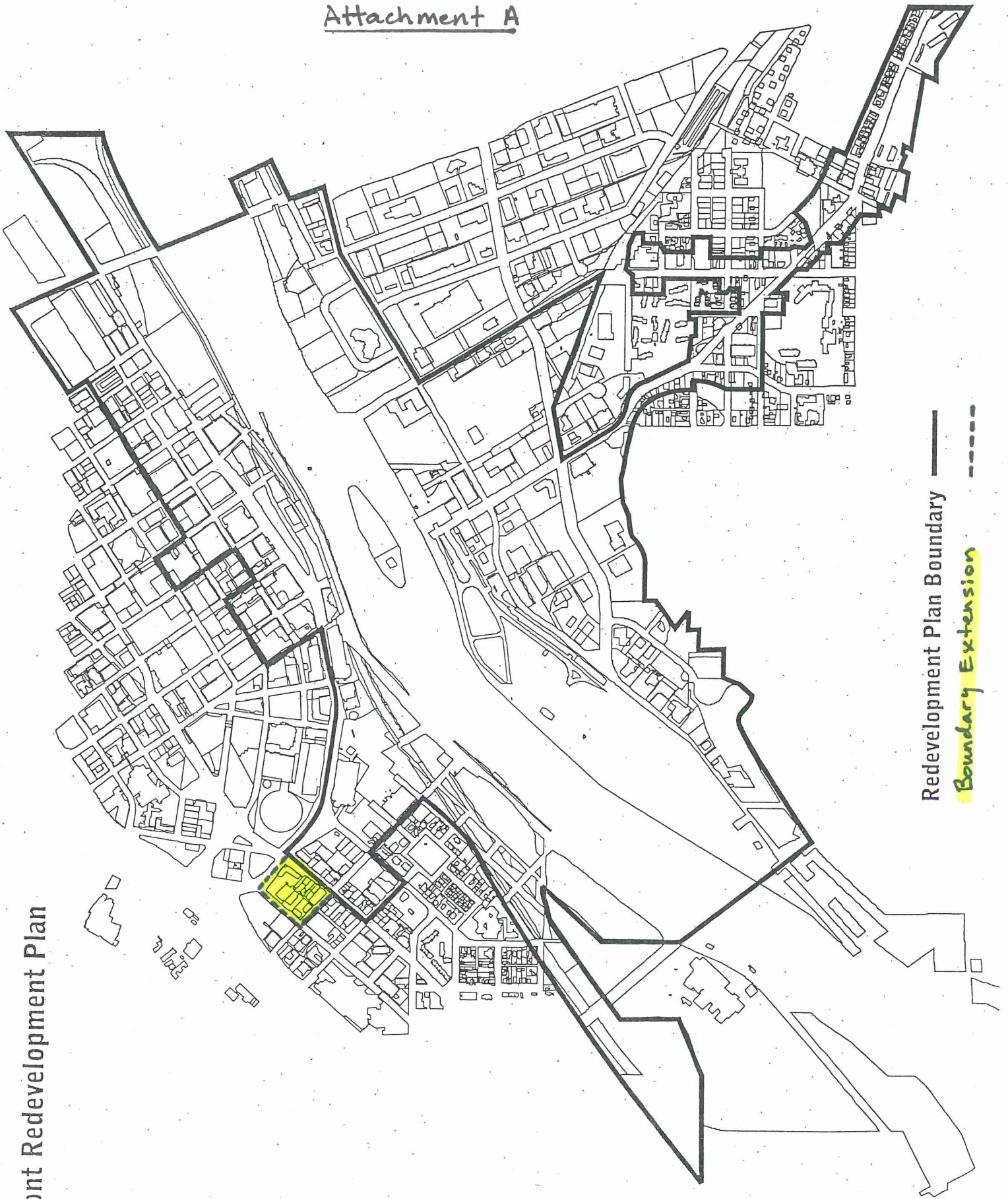
The Seven Corners Gateway Plan, while not officially adopted as part of the Comprehensive Plan, has been endorsed by the City Council as general development policy for the Seven Corners Gateway Area. It recommends strengthening the Main Street character of W. 7th Street and maintaining land use diversity along the corridor. The Plan shows infill development adjacent to Cossetta’s similar to the footprint being proposed by Cossetta’s.

Staff Recommendation:

Staff recommends that the Neighborhood Planning Committee find the expansion of the Riverfront Redevelopment Project Area in conformance with the Comprehensive Plan, and that it forward this finding to the full Planning Commission.

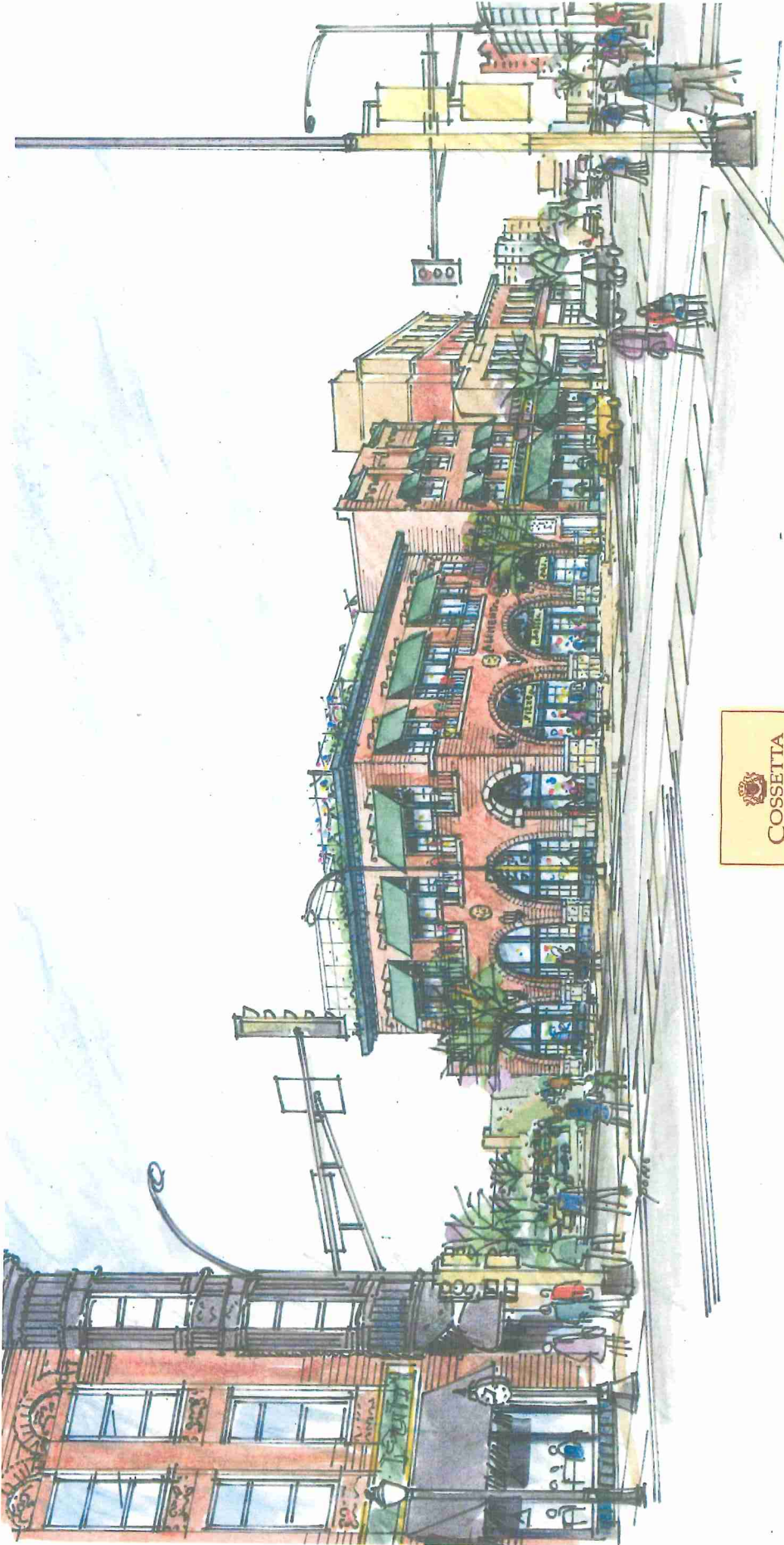
Attachment A

Riverfront Redevelopment Plan



Redevelopment Plan Boundary

Boundary Extension



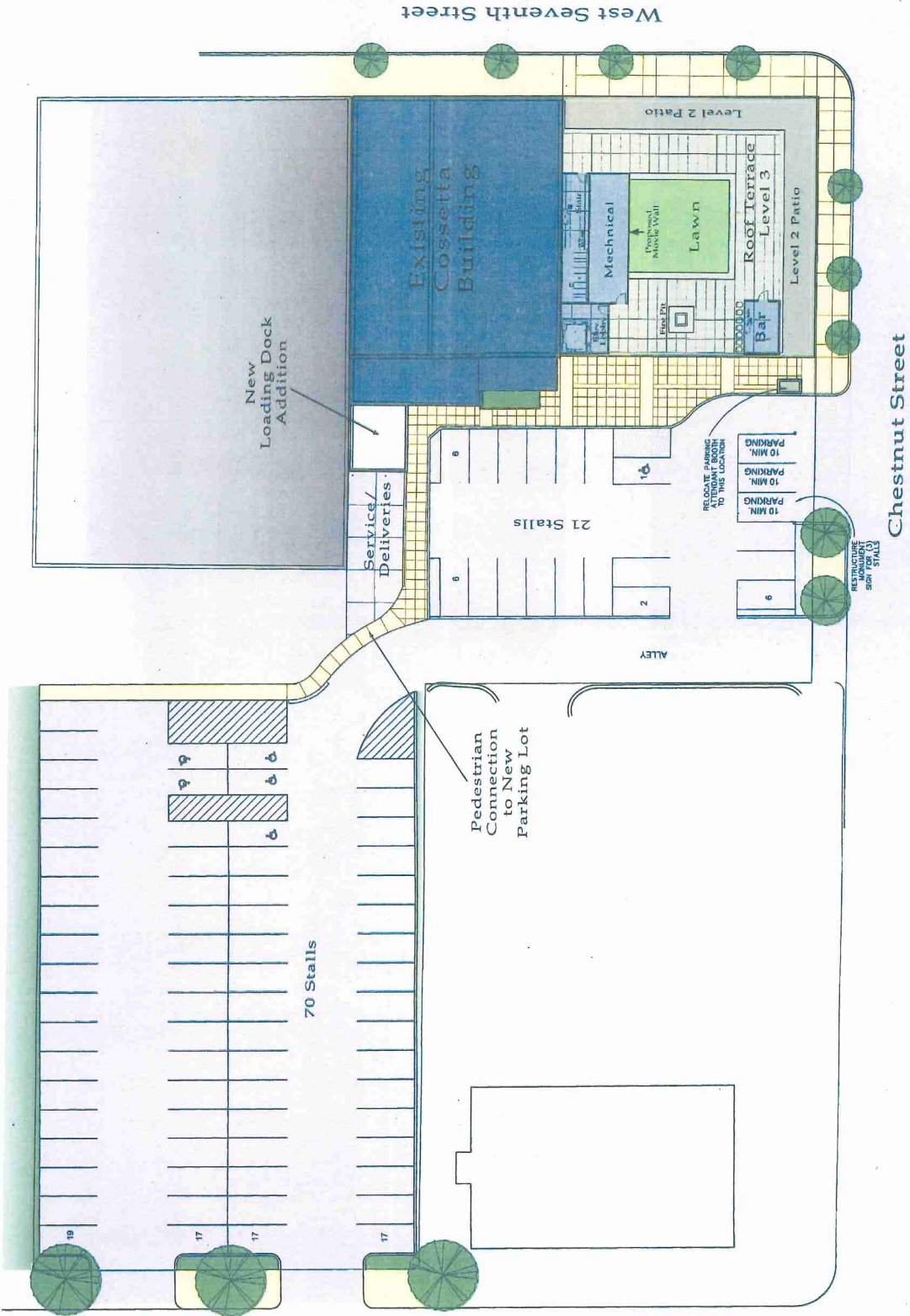
MARCH 2, 2011



A L I M E N T A R I

PIZZERIA • SALUMERIA • PANETTERIA
PASTICCERIA • VINERIA • ROSTICCERIA

Attachment B



ITALIAN BAKERY



COSSETTA • EVENTI • ITALIAN BAKERY | COSSETTA SITE PLAN

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